

Z-66-04 – Western Boulevard, south side, being Wake County PIN 0784705747. Approximately 0.44 to Office and Institution – 1 Conditional Use.

Conditions: 11/29/04

1. The existing structures/building shall remain except for necessary repairs, renovation or improvements. The existing building is a +/- 2700 sf brick and aluminum siding story and half style structure. In the event the existing structure/building is destroyed by fire or other catastrophe, new construction shall be residential in scale and character. Construction standards shall include a roof pitch of at least 4:12; brick and/or wood exterior and structure height shall be no more than 30 feet and all sides of the structure shall devote no less than 15% nor more than 60% to window openings.
2. Use of the subject property shall be limited to a single-family dwelling, an office use including professional or medical office as set forth in the "Schedule of Permitted Land Uses in Zoning Districts" in the Code, an insurance agent/adjuster, or mortgage agent but specifically excluding all other finance uses. No outdoor storage of trucks, equipment or materials shall be permitted.
3. That a 25' "type c" transitional protective yard with a six foot (6') high 'shadow box' type fence shall be provided along all lines adjoining residential zoning unless the Code otherwise requires the installation of a solid wall or fence.
4. Any construction within the Western Boulevard Street Protective Yard shall be designed and undertaken so as to allow no more than thirty percent (30%) disturbance of the Street Protective Yard. Existing vegetation in the Protective Yard shall remain undisturbed except:
 - A. For treatment or removal of nuisance or diseased Vegetation.
 - B. Relocation of existing trees shrubs within the Transitional Protective Yard to allow relocation of on-site parking as allowed by item 4, above. Removal of existing groundcover to allow installation of the parking allowed by Item 4, above.
 - C. Construction of public or private sidewalks, pedestrian paths, storm drainage facilities, electric, telephone, gas, water, sanitary

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sewer and similar utility installations approved by the appropriate local government authorities.

D. The planting of new vegetation, construction of fences, wall, berms, entrance features or similar construction which tends to enhance the area's visual appeal.

5. Reimbursement for required right-of-way dedication shall remain at the current R-6 value.
6. The site should make available one 10' (adjoining the right of way) x 6' deep transit easement along Western Boulevard to support a bus stop. Prior to site plan approval, the Transit Division shall approve the easement location. The city attorney shall approve the transit easement document.
7. Prior to any development, offers of cross-access will be provided to the adjacent properties to the east & west.
8. Any new construction shall be a maximum of thirty (30) feet in height.
9. That outdoor lighting be of full cut-off (shielded) design and directed away from residential properties.
10. That dumpsters be located behind the building.

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11. That any access from the rear of the property is prohibited from Brewster Drive.
12. Parking shall be set back a minimum of 30' from the city right-of-way on Western Blvd.
13. That ground signs be limited to a 3' x 5' low profile sign with exterior lighting.